

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Capitola Manufacturing Company Cotton Yarn Mill

Marshall, Madison County, MD0063, Listed 8/28/2012

Nomination by Sybil Argintar

Photographs by Sybil Argintar, April 2012



Façade view



Rear view

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Capitola Manufacturing Company Cotton Yarn Mill

other names/site number Marshall Mill and Power Company

2. Location

street & number Southeast end of Bridge No. 328 (SR 1001) over French Broad River not for publication N/A

city or town Marshall vicinity N/A

state North Carolina code NC county Madison code 115 zip code 28753

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<u> </u> entered in the National Register	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the National Register	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined not eligible for the National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

Capitola Manufacturing Company Cotton Yarn Mill
Name of Property

Madison, North Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: Industry/Processing/Extraction Sub: manufacturing facility

<hr/>	<hr/>
<hr/>	<hr/>
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<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

Current Functions

(Enter categories from instructions)

Cat: Work in Progress Sub:

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<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

7. Description

Architectural Classification (Enter categories from instructions)

Other: heavy-timber mill construction

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<hr/>

Materials (Enter categories from instructions)

foundation stone
roof rubber
walls brick
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Capitola Manufacturing Company Cotton Yarn Mill
Name of Property

Madison, North Carolina
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or a grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

ca. 1905 – 1930

Significant Dates

ca. 1905
ca. 1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Western Office Archives & History, Asheville, NC

Capitola Manufacturing Company Cotton Yarn Mill
Name of Property

Madison, North Carolina
County and State

10. Geographical Data

Acreage of Property 2.31 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 347830 3962290
2

Zone Easting Northing
3
4
 See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sybil H. Argintar,

organization Southeastern Preservation Services date April 17, 2012

street & number 166 Pearson Drive telephone (828) 230-3773

city or town Asheville state NC zip code 28801

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Capitola Redevelopment, Inc., c/o Pete Whitlock

street & number 571 Page Avenue telephone (404) 307-1372

city or town Atlanta state GA zip code 30307

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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Madison County, North Carolina

Summary

The ca. 1905 Capitola Manufacturing Company Cotton Yarn Mill is located on the south side of the French Broad River, with the façade facing east, directly across the river from downtown Marshall in Madison County, North Carolina. The three-story brick building is sited in the northeast corner of a 2.31 acre parcel, upriver from the bridge spanning the river, with the north elevation facing slightly northeast. Other than the flat area on which the mill building sits alongside the river and the road leading to the mill from the west, the parcel is comprised of a steep, wooded mountainside that slopes down to within a few feet of the south elevation of the mill building. There is a narrow concrete ledge, which serves as a walkway, extending from the southwest corner of the building around the corner and along the full length of the south elevation. A very small drainage ditch is located at the rear of the mill building. Also located on the property are the one-story boiler house to the rear of the mill, the elevated water tank on the hillside above the mill, and two fuel tanks, one to the west of the mill, and one to the south of the boiler house. A 500-foot concrete dam, dating from the early 1980s, a replacement of the original dam, extends diagonally across the river, northeast of the mill, but outside of the property boundaries. Also outside the boundaries and to the east and west sides of the mill parcel are two narrow roads, Rector Corner Road and Cotton Mill Hill Road, leading south up the mountain. These roads are within the former mill village where a handful of cottages remain but are no longer owned by the mill.

Inventory List

Capitola Manufacturing Company Cotton Yarn Mill. Contributing building. ca. 1905, ca. 1928.

The Capitola Manufacturing Company Cotton Yarn Mill is a nearly square three-story brick building, roughly 108 feet by 116 feet, with a low-pitched gabled roof, and windows on three sides. From ca. 1905 until ca. 1928, the building had only two stories. Resting on a stone foundation, the brick pattern of the solid masonry building is five-course American bond. Almost all of the windows are boarded or infilled with concrete block. The north elevation of the building consists of ten bays, each with a segmental-arch window opening on the first and second floors, all without sills, and flat openings on the third floor with brick sills. All concrete block in the window openings on the first and second floors has been painted to simulate windows. All of the masonry on the third story has been painted black so that no individual openings are readily visible. The openings in the third bay from the east end of this elevation are smaller and placed lower than in the other bays.

The east elevation, the façade of the building, is also ten bays wide, with segmental-arch window and door openings on the first and second floors, and flat openings on the third, with concrete block infill.¹ What remains of window sash on this elevation are paired nine-light awning-style transoms, with multi-

¹ A postcard dating from before 1928, when the third story was added to the building, indicates that a tail race was originally located along the north elevation of the building. Part of the tall stone foundation on this elevation has been covered by the new road to the utility company which runs along the north side of the building. Additionally, the original dam, wheel house, and machine shop were located at the northeast corner, so workers would have had to enter the building from the east side. The east side is also where the roads leading up the mountain to the mill village are located, so access from this side of the building would have been the easiest for the workers.

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light awning sash below, covered by plywood.² All window openings are the same except for the second and fifth bays from the south end, which are narrower. On the second floor a wood double-leaf door is located in the first bay on the south end of the east elevation; it retains its transom windows above what was probably originally a window. On the first floor, there is a wood arched flush-board door located in the lower fourth bay from the south of the elevation. The sixth bay on this floor is also arched, with concrete block infill. A modern double-leaf door is retrofitted into the first bay of the first floor on the north end of the elevation, with a wood deck for access, and there is a modern door with original nine-light transom retrofitted into a narrower bay, the second bay from the south end of the elevation. There is a modern shed roof on the east elevation which shelters bays two through five from the north end. In front of the south end of this elevation, and at a lower level, is a grass-covered flat area, which provides access to the first floor from a higher slope. It is lined with a low stone retaining wall, with concrete steps leading down into it at the northeast corner. Originally the machine shop was located at the north end of this elevation; the machine shop was removed, sometime before 1933.³

The rear, or south elevation, is also ten bays wide on all three floors, with segmental-arch and flat window openings as elsewhere on the building. On the second floor, some original awning windows with the original transoms are visible on this elevation. Window sills on the south elevation are granite on the first floor and brick on the second and third.

The west elevation, currently sheathed in metal, appears to always have been of frame construction, perhaps for ease of future expansion.⁴ This elevation originally was covered with flush board horizontal siding and had windows, evidenced by wood sills and framing that exists behind the metal sheathing.⁵ A pre-1912 photo of the mill indicates there was a shed-roof, frame addition on this elevation, which was later removed as it does not appear in later photographs.⁶ It is likely the metal covering was added after the frame addition was torn down, and that the expansion took the form of a third story rather than an addition on the west side. The west elevation is pierced by a single-leaf entry door, accessed by a concrete stoop and loading dock, a roll-up garage door, and several small, modern window openings on the first and second stories. There is a brick-framed entry at the southwest corner.

² Documentary photos indicate that the original windows were flat-top sash set within segmental openings. There are what appear to be original wooden infill pieces on the rear elevation, which filled the arched openings at the top of the sash. A 1941 photo shows paired twelve-over-twelve double-hung sash on the third story and paired nine-light awning windows, or transoms, over paired, multi-light awning windows on the first and second stories; each awning window tilted as one pivoting unit.

³ Sanborn Map Company. Marshall, North Carolina, 1916, 1924, and 1933. Machine shop appears on the 1916 and 1924 maps, but is gone by 1933.

⁴ Physical evidence at the northwest corner shows a large wooden sill encased on both sides by stone, whereas the foundation on the other walls are solid stone and brick. The color Sanborn map from October 1916 also indicates this wall was of frame construction.

⁵ Flush boards are in evidence at the upper northwest corner of the building, behind the metal sheathing. An elevation drawing showing the window pattern is included as Exhibit A.

⁶ Dawley, Thomas Robinson Jr. The Child That Toileth Not. New York, New York: Gracia Publishing Company Publishers, 1912, p. 141.

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The interior of the building consists primarily of large open spaces interspersed by an alternating pattern of square heavy-timber, round, and some chamfered square posts supporting heavy-timber beams on the first and second floors. The original heavy-timber construction is clearly visible throughout those floors of the building. The posts on the third floor are more closely spaced and narrower. Near the east wall on the first floor are a handful of replacement narrow metal posts. Floors on the first and second floors are concrete over wood subfloors, and are flush board on the third. Wooden floors on the third level have water damage and some areas that have buckled. On the first floor there is a separate picker room and beltway at the northeast corner, and some recent particle board partition walls, less than full height, have been added along the north and west walls for offices and storage.⁷ The picker room is separated from the remainder of the floor by a brick wall. On the second floor, the only exceptions to the open floor plan are the packing room (above the picker room) and the upper section of the beltway. There is an open shaft elevator/lift between the first and second floors, approximately in the center of each floor. The stairs, which do not appear to be original, are located at the northeast corner of the building. The west wall on the first and second floors was originally horizontal bead board, painted on the first floor and covered by a thin paperboard on the second. Selective demolition on the third floor west wall revealed the original unpainted horizontal bead board wall.

Boiler House. Contributing building. ca. 1905.

This one-story square building, approximately twenty feet square, with a parapet roof and a square brick steam stack on the north side, is in poor condition. Walls on the north and east (façade) elevations are brick, with ashlar-faced concrete block on the south and west. There is a flat-arched window on the east façade next to a large door opening, and a low window on the south elevation. Additionally, there are two windows, one low and one high, on the north elevation, and a window on the west (rear). A portion of the roof has collapsed and some of the brick is crumbling. Originally, the building housed a sixty horsepower boiler for steam heat for the mill.

Water Tank. Contributing structure. ca. 1905.

The water tank for the mill is located high on the mountain to the southwest of the main building. It is a round steel structure with a conical roof, common at many mills, set on metal legs and raised above the ground on a low concrete block base. According to Sanborn maps, it held 50,000 gallons, with a six-inch gravity feeder line running downhill to the mill.

Integrity Statement

Several changes have taken place in the Capitola Manufacturing Company building through the years. Primarily, portions of the west wall are missing or have been extensively changed, the open plan of the first story has been subdivided for offices and storage along the north and west elevations, and the floor

⁷ Sanborn maps from 1933 label this as the picker room. These were often enclosed with brick due to the fire hazard from the cotton dust.

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Madison County, North Carolina

support system has been altered, as noted above. Additionally, the original wood floors on both the first and second floors have been covered by concrete slabs, and the mill race, wheel house, original dam, and machine shop are no longer extant. Future plans for the renovation of the building include restoration of the original sash configurations as revealed by further selective demolition, and the restoration of the west wall of the building, including the original window pattern.

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Madison County, North Carolina

Summary

The Capitola Manufacturing Company Cotton Yarn Mill, with a period of significance of ca. 1905 to 1930, is eligible for listing under Criterion A for industry for its significant contribution to the industrial and economic development of the town of Marshall, North Carolina, in the first part of the twentieth century. The mill served as a major employer through the first three decades of the twentieth century, in a town of few other manufacturing opportunities. While the mill continued in operation after 1930, it changed ownership many times and never achieved the same economic impact on the town as it did in its early history.

Historic Background

As noted in A Guide to the Historic Architecture of Western North Carolina, Madison County has often been known as:

...the 'Kingdom of Madison' for its isolation and the independence of its people," creating a "dual heritage that encompasses rural mountain culture and a once-great mineral springs resort at Hot Springs. Bisecting the steep terrain, the French Broad River courses through its narrow gorge from Asheville to Paint Rock at the Tennessee state line. The southeast part of the county, [including Marshall] traded with Asheville, while the north and west sections were oriented to Greeneville, Tennessee. Along the ledge on the right [north] bank of the river, early road builders hacked the route of the Buncombe Turnpike in the 1820s. Drovers herding livestock down the turnpike from Tennessee to the coastal lowlands created a market for local farmers' corn and other feed crops, and the low-country elite came in their carriages up the turnpike for summer stays at the famous springs..."⁸

Marshall, the county seat of Madison County, was founded in 1855, and was named for U. S. Chief Justice John Marshall. The commercial center of Marshall has often been referred to as "...one mile long, one block wide, and sky high..."⁹ Main Street is the main route through town on the north side of the French Broad River, with development limited to the south by the river and the railroad, and on the north by steep mountainsides. Main Street was originally the Buncombe Turnpike. It was not until the coming of the railroad and the beginnings of the tourism industry that the town of Marshall began to flourish. In 1882, the Western North Carolina Railroad was completed from Asheville, through Marshall, to Paint Rock, at the Tennessee line. By 1902, the population was 344 (324 white and twenty African Americans), there were eight general merchandise stores, one barber, one blacksmith, two bookstores, one shoe store, four confectioneries, one telephone/telegraph office, two jewelry stores, one saloon, three retail grocers, eight produce stores, two crockery and glassware stores, and one druggist.¹⁰ The *Madison County Record* noted, in 1904, that there was "...no town of its size in western North Carolina, that had

⁸ Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. A Guide to the Historic Architecture of Western North Carolina, Chapel Hill, North Carolina: The University of North Carolina Press, 1999, p. 247.

⁹ Ibid.

¹⁰ The North Carolina Yearbook, Raleigh, North Carolina: *The News and Observer*, 1902.

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improved more rapidly during the past six months than Marshall....many fine residences and business lately completed and other in process of construction...[including]...a strong probability of the early establishment of a large cotton mill..."¹¹ The population of Marshall had increased to 470 by 1905, with 450 whites and twenty African American individuals.¹²

Within this now flourishing community, several local businessmen, including W. J. McLendon, Charles B. Mashburn, a Marshall attorney and former state representative, and D. Chipley established, on September 28, 1903, the Capitola Manufacturing Company, a cotton textile mill company for producing yarn. Many in the community felt Marshall was too far from cotton supplies, but others agreed to invest. Initially, 450 shares were divided amongst primarily local investors, the primary shareholder (200 shares) being W. J. McClendon, who became president of the company, and forty-three additional investors, each holding from one to twenty-five shares in the company.¹³ Mashburn, who was treasurer for the company, rode all over the county to round up investors, while McLendon, who was associated with mills in the Piedmont area of North Carolina, began planning the mill and homes for the employees. The company was named for McLendon's wife, Capitola Covington McLendon.¹⁴ The secretary for the company was J. R. Swann, who was also editor of the *Marshall Record*.¹⁵ The land for the cotton mill came from the Marshall Milling Company, which was incorporated on November 26, 1895.¹⁶ This company had built a grist mill, rock cribbing dam, and a wooden log mill race, all in operation by 1898; these buildings were formerly located to the east of the cotton mill.¹⁷ They sold the land for the cotton mill to Capitola Manufacturing Company on June 1, 1904 for \$500, under two separate deed agreements. The deeds noted that the sale was contingent upon "...the special privilege of all water power adjoining said lands, to own and control such water power with all rights and privileges necessary to develop it to any extent they may desire, but not for the purpose of manufacturing or grinding corn, wheat, rye, oats, or barley or to furnish power for same...", and "...with the special privileges of all water powers adjoining the said lands, upon which lands and premises they have a roller mill and the water power partly developed, consisting of a dam, race, or flume, forebay, etc..." The deed also noted that "...whereas, now, the said Capitola Manufacturing Company is desirous of erecting a manufacturing establishment, to manufacture cotton goods and etc., and engage in other enterprises mentioned in its charter...desirous of using the water power owned and possessed by Marshall Milling Company...[this deed] assigns forever all the water power rights..." Capitola Manufacturing Company agreed to "...furnish sufficient water at ordinary times to produce the full power of the water wheel now used, to wit: a 35" Sampson turbine, or

¹¹ Madison County Record, January 8, 1904.

¹² Ibid, 1905.

¹³ Sirrine, J. E. Company. "Documentation to Accompany Request for Determination of Eligibility And Alternative Methods of Reconstructing Capitola Dam to Avoid Adverse Impacts on Eligible National Register Property. French Broad Electric Membership Corporation Capitola Dam Rehabilitation Project," February 18, 1981, p. 20.

¹⁴ Ibid. p. 21.

¹⁵ Wellman, Manly Wade. The Kingdom of Madison. Chapel Hill, North Carolina: University of North Carolina Press, 1973, p. 125.

¹⁶ Sirrine, J. E. Company, p. 18.

¹⁷ Ibid.

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any wheel of the same power that may hereafter be used in its stead under not less than an 8' head of water at ordinary times of river for the exclusive use of its said mill..."¹⁸

The original mill, completed ca. 1905, and initially employing about 200 people, was located on the south side of the French Broad River. It consisted of the mill, boiler house, water tank, office, general store, waste house, and houses. There was a one-story shed-roof section on the front (north) elevation of the building (no longer extant) which housed the water wheel for power, and a machine shop on the east elevation (also no longer extant).¹⁹ Typical worker housing consisted of one-story side-gable-roofed frame houses with a shed-roofed porch and shed-roofed section at the rear.²⁰ The 1909 North Carolina Yearbook noted that the company had \$65,000 in stock and was running 9,000 spindles. The population of Marshall, by 1911, had increased to 1,053, likely the result of the influx of individuals who worked in the mill.²¹

In 1916, Marshall Milling Company, owned at the time by J. J. Redmon, J. M. Gudger, and W. B. Ramsey, sold additional property (consisting of two seven-acre tracts) to Capitola Manufacturing Company. The conveyance was to "...transfer all of the real estate, water rights privileges and easements formerly owned by Marshall Milling Company to Capitola Manufacturing Company..." The purchase price was \$12,000.²² The flood of 1916 had a major impact on Marshall, and citizens had to rebuild many buildings damaged by the rising floodwaters of the French Broad River. The Capitola Manufacturing Company mill lost water pipes and the bridge connecting it to downtown in the 1916 flood, but both were replaced soon after.²³

In the 1920s, Marshall's population had reached 1,800.²⁴ The secretary/treasurer of the Capitola Manufacturing Company in 1922 was R. Hope Brison, followed by J. A. Anthony in 1925.²⁵ Craig L. Rudisill was president in 1926, followed by Anthony again in 1927. Capitola Manufacturing Company Cotton Yarn Mill continued operations through 1926, but apparently the company lost the property in a foreclosure situation on March 14, 1927.²⁶ Craig L. Rudisill, acting as Trustee for Capitola Manufacturing Company, sold the entire parcel of eighty acres at auction for a purchase price of \$80,000 to Marshall Mill and Power Company. The sale included the cotton mill building, still a two-story brick building at the time, the roller mill, a three-story brick building (the grist mill) and its machinery, and fifteen frame tenant buildings.²⁷ Before the foreclosure, Capitola Manufacturing Company had sold off

¹⁸ Madison County Deed Books 19, 201 and 19, 204.

¹⁹ Sanborn Map 1916.

²⁰ Dawley, Thomas Robinson Jr. The Child That Toileth Not. New York, New York: Gracia Publishing Company Publishers, 1912, p. 150.

²¹ The North Carolina Yearbook, 1911.

²² Madison County Deed Book 33, 579.

²³ Sanborn Map 1916. This is noted on the map.

²⁴ "Historic Architectural Resources Survey Report", p. 13.

²⁵ The North Carolina Yearbook, 1922, 1925, 1926, 1927, 1941.

²⁶ Madison County Deed Book 49, 316.

²⁷ Ibid.

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small parcels of its property, with eighty acres all that remained. Additionally, the foreclosure sale included the concrete dam across the French Broad River (360 feet long, spillway type with head gates, together with the 670 foot race, with all attachments for water power for the cotton mill and flour mill). The deed also notes the machinery contained within the mill at the time, indicating it had been quite a busy, successful operation until then. Inventory in the building included 22,000 pounds of cotton, one breaker picker, one intermediate picker, one finisher, ten cards, four draw frames, one slubber, thirty-seven spinning frames, 12,628 spindles, seven spoolers, sixteen twisters, two Foster winders, ten Universal winders, four reels, one 720 Entwistle ball warper, one lathe, one Emory drill press, tools for repairs, one sixty horsepower boiler, one D. C. generator for providing light for the mill, one fifty horsepower motor, one 50,000 gallon water tank, four Nesbit combers, one ribbon lap machine, one silver lap machine, office furniture, and an iron safe.²⁸

Marshall Mill and Power Company, organized in 1926, had as its original stockholders Guy V. Roberts of Marshall; J. A. Anthony, H. S. Robinson, Samuel C. Rudisill, L. N. Rudisill, and C. P. Anthony, of Lincolnton; and D. W. Robinson of Columbia, South Carolina.²⁹ Not long after obtaining ownership of the mills, Marshall Mill and Power Company added a third story to the cotton yarn mill building and added new machinery.³⁰ The addition was in place by 1928 at the latest, since it was the site of a fire on May 2, 1928. Newspaper accounts noted there was considerable fire damage, with the fire having started on the third floor. Several thousand dollars worth of cotton had burned or was damaged by water. Additionally, a great deal of machinery and floors were damaged. The newspaper account noted that only a small portion of the damage was covered by insurance.³¹ This fire may have led to the decision by the company to sell, on December 21, 1928, the grist mill portion of the property, including the dam and water machinery, to W. F. Stevens.³²

Marshall Mill and Power Company did not operate the cotton mill at all in the early 1930s, but from 1933 to 1943, it was leased to Craig L. Rudisill who again operated it as a cotton yarn mill.³³ The capital in the company at the time was \$40,120 and it was running only 3,600 spindles. On December 7, 1943 Marshall Mill and Power Company sold the property to Marshall Spinning Mills, including the "...three-story manufacturing plant with motors, tools, appliances, machinery, 5,700 spindles, and forty acres of land..."³⁴ On May 15, 1946, the cotton mill property was sold to Virgin Mills, Inc., including all improvements, houses, buildings, manufacturing plant, machinery, tools, appliances, equipment, supplies, motors, and warehouses, for a total of forty acres.³⁵ Virgin Mills, Inc. owned the property for a very short

²⁸ Ibid.

²⁹ Sirrine, J. E. Company, p. 23.

³⁰ "Marshall Undergoing Progressive Industrial Changes". *The News Record*, January 25, 1929.

³¹ "Fire Damages Cotton Mill in Marshall". *The News Record*. May 4, 1928.

³² Madison County Deed Book 51, 422. Stevens sold the property a few days later to Northwest Carolina Utilities, who operated the hydroelectric power until 1942 when they sold out to the French Broad Electric Membership Corporation (Sirrine, J. E. Company, p. 24).

³³ Ibid.

³⁴ Madison County Deed Book 70, 287.

³⁵ Madison County Deed Book 72, 518.

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time, selling it on September 15, 1947 to Marshall Cotton Mills for \$55,000.³⁶ John H. Smith, R. L. Dawson, and Alfred F. Burgess, doing business as Marshall Cotton Mills, sold the property in February 1951 to Frank Coxe. From the 1950s through the 1970s, the mill was leased to several entities, including Sorensen Bent Wood Corporation (1954 to 1956); Mills Manufacturing Company (1959 to 1966); and Quorum Knitting Company (1970). Coxe retained ownership of the property until October 28, 1981, when he sold it to Abernethy Realty. The Conover Glove Company leased the building from Abernethy Realty, and remained in the building until recently.³⁷ Abernethy sold the property on October 24, 1995 to Madison County. They retained ownership for ten years, selling it on August 18, 2005 to Mosaic Management, who then sold it to the current owner, Capitola Redevelopment, Inc., on January 20, 2006.³⁸

Industrial Context

The cotton mill industry, at the time that Capitola Manufacturing Company Cotton Yarn Mill was built, was in a period of major expansion referred to as the “cotton mill campaign” of 1885 to 1915.³⁹ Approximately 200 cotton mills were built across the state of North Carolina in this period, with huge private financial support, often from local investors.⁴⁰ This large number of mills brought 150,000 to 200,000 workers from the farm to the towns to “...receive their pay in wages rather than commodities...”⁴¹ Most of these new mills were located in the Piedmont section of the state, due to the availability of large level expanses of land, major railroad access nearby, and cotton grown in large quantities on some of the surrounding farmland. In this time period, few mills were run on water power, and most relied on steam-generated power for their operations, with sixty-four percent of mills being powered this way by 1900.⁴² During the “cotton mill campaign,” the number of miles of railroad increased in North Carolina from 1,500 in 1880 to over 4,000 in 1900. Three major railroad companies, Southern Railway, Seaboard Air Line, and Atlantic Coast Line consolidated their operations, making freight delivery by train an easy, accessible proposition for the expanding textile-based economy.⁴³

It was within this industrial expansion period that Daniel Augustus Tompkins, an engineer, arrived in the Charlotte, North Carolina, area. Charlotte, at the time, was the cotton manufacturing capital of the South. Tompkins built his own foundry and established an engineering and design firm focused solely on mill development. In 1892, he purchased the *Charlotte Observer* newspaper, making sure its main focus was to serve as a “....clearinghouse for information about industrial development...”⁴⁴ In the late 1890s,

³⁶ Madison County Deed Book 77, 2.

³⁷ Sirrine, J. E. Company, p. 9.

³⁸ Madison County Deed Books 81, 184; 142, 701; 223, 227; 365, 133; and 381,35.

³⁹ Glass, Brent D. The Textile Industry in North Carolina, A History. Raleigh, North Carolina: North Carolina Division of Archives & History, 1992, p. 30.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid, p. 32.

⁴³ Ibid.

⁴⁴ Ibid, pp. 32-33.

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Tompkins also established the School of Textiles at North Carolina Agriculture and Mechanical College (now North Carolina State University).⁴⁵

From 1885 to 1915, under Tompkins' leadership, the number of North Carolina mills, including cotton, woolen, and knitting mills, grew from sixty to 318. In 1885, there were 200,000 spindles and 2,500 looms in operation, but by 1915 there were an astounding 3.88 million spindles and 67,288 looms working.⁴⁶ The number of workers in the mills in 1885 was around 10,000, but by 1915, 51,000 men, women, and children worked the mills throughout the state. Most mills in North Carolina were spinning mills, providing yarn for northern markets. The state of North Carolina specialized in the "low numbered" yarns, meaning the lower-grade yarns. If a mill included weaving operations it produced the coarser fabrics such as unbleached cloth, plaids, ginghams, denims, toweling, and canton flannel.⁴⁷

Daniel Tompkins, in addition to the organizational and promotional work he spearheaded for the "cotton mill campaign," was heavily involved in the design and engineering of mill complexes. The industry standard was based upon Tompkins' book Cotton Mill, Commercial Features, published in 1898.⁴⁸ Typically, his mill designs were operated under steam power rather than water wheels, and were situated along the railroad rather than a waterway. The mill building was generally two stories tall, with a flat or low-gabled roof, brick construction, large windows, and heavy interior timbers. There were brick fire walls between sections, such as the picker room, warehouse, engine and boiler room, and stair tower. The water tank was elevated, there was a fire pump, and the building had automatic sprinkler systems. The building would have steam heat and electric lights. The only decorative features would have been brick corbelling at the cornice, on a stair tower, or around windows.⁴⁹ The interior of Tompkins' buildings were efficient and standardized to follow the flow of textile production processes. Most mills were designed for future expansion, so there was often an oversized carding room and the spinning room was located at the end of the mill where future expansion would take place. The typical mill village, according to Tompkins' design guidelines, were often laid out with a grid street pattern in urban areas, but less so for those mills that were located near hillsides or near rivers and streams. Worker houses were typically two-to-five-bedroom, one-story houses that cost from \$250 to \$400 to build, usually with no closets or indoor plumbing.⁵⁰

The Capitola Manufacturing Company Cotton Yarn Mill followed some of Daniel Tompkins' design standards, but was not typical in several ways. The mill differed from the typical mill of this period in that it continued to utilize the abundant water power provided by the French Broad River. It was also much smaller than most mills in the Piedmont and had a nearly square floor plan. The mill conformed to Tompkins's standards in that it was of brick construction, but only on three elevations, it had large expanses of windows, was originally two stories in height, and utilized heavy-timber construction on the

⁴⁵ Ibid.

⁴⁶ Ibid, p. 34.

⁴⁷ Ibid, p. 35.

⁴⁸ Glass, p. 40.

⁴⁹ Ibid, p. 39.

⁵⁰ Ibid, pp. 40 – 42.

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interior. It also had an automatic sprinkler system in the mill and boiler house, and electric lights. It separated its picker and packer rooms, and its beltway from the rest of the building with brick walls.⁵¹ The building was heated with steam heat generated by the boiler house, and the complex had an elevated water tower. It appears that the spinning floor was located in the open space of the first story of the building. The mill had a frame wall on the west end possibly set up for its future expansion, an in particular the spinning floor space. Although providing for expansion was often the case in other Tompkins' designs, the exterior walls would have been brick rather than frame; the frame construction of the Capitola Manufacturing Company Cotton Yarn Mill would not have conformed to the fire-proof construction standards he promulgated. The mill village spread up the mountainside. Its mill houses were typical of those built elsewhere, being one-story with a side-gable roof, a front porch, and a shed roof section at the rear.⁵²

It was less common for cotton mills to locate in the mountains than in the rest of the state. The climate was not suitable for the growing of cotton, so it had to be shipped in, and it was more difficult to find large tracts of level land. Marshall was in a favorable situation in that it had both water power and railroad access within the town. Its difficulty was finding a suitable piece of level property; a portion of the mountainside had to be blasted away to build the Capitola Manufacturing Company facility. Once it was built, the Capitola Manufacturing Company Cotton Yarn Mill was the only large manufacturing facility in Marshall in the first quarter of the twentieth century.

When Thomas Robinson Dawley Jr., with the United States Department of Labor, came to Marshall in 1908 as part of the department's investigation of child labor conditions, he noted that as in other milling communities, most of the labor had been recruited from farms and the move to the mill community had improved the workers' living conditions. Dawley's conclusion, based in part on what he observed in Marshall at the Capitola Manufacturing Company Cotton Yarn Mill, was that "...my thoughts constantly reverted to those poor people in the mountains whose only chance for betterment are the opportunities opened up to them by the manufacturing industries that may give them employment..."⁵³ He felt that the children he observed had had to work on a farm too, and that the mills gave them opportunities to rise out of poverty that small-scale farming did not provide. His description of the Capitola Manufacturing Company mill and Marshall noted that "...it was one of those little mills in out-of-the-way places, the site for which had been selected, as reported by one of our agents, in order to more conveniently employ children in violation of the child-labor law, and at less risk of being discovered by chance inquisitors. The name of the place was Marshall, the county seat of Madison County..."⁵⁴ Dawley further noted that "...I had free access to the mill at all times, which I availed myself of frequently, and never was I able to discover anyone working unwillingly or beyond his or her strength...the mill made no pretense of carrying on any welfare work like the big mills of the South, yet, I repeat, it had done more for Marshall and the county of Madison in its four years of existence than all the mission schools had done in their

⁵¹ Sanborn maps 1916, 1924, 1933.

⁵² Dawley, p. 150.

⁵³ Dawley, p. ix.

⁵⁴ Ibid, p. 115.

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history...”⁵⁵ However, child labor did exist in the mill; children worked long hours at difficult jobs and were unable to attend school.

After the first quarter of the twentieth century, a handful of industrial companies began operating in Marshall, including Monarch Manufacturing Company, which opened in January 1929, and produced overalls, work shirts, lumber jackets, men’s pants, and rayon underwear.⁵⁶ The same year, according to newspaper accounts, a hosiery mill and a rayon weaver were considering locating in Marshall, but it does not appear to have happened.⁵⁷ Sanborn maps indicate a few small industries, including the Georgia Talc Company and the O. W. Deaver and Son woodworking shop, both appearing on the 1924 map, and in 1933, the W. C. Ricker woodworking shop in the same location as Deaver and Son. However, the cotton mill was by far the largest industrial operation in the town.

As mills did in other places, Capitola Manufacturing Company Cotton Yarn Mill had a huge impact on the industrial and economic development of Marshall, providing employment for hundreds of workers in its heyday of ca. 1905 to 1930.⁵⁸ The 1909 North Carolina Yearbook noted that Capitola Manufacturing Company had \$65,000 in stock and was running 9,000 spindles.⁵⁹ By 1927, the year it was sold in foreclosure, the mill contained 12,628 spindles, seven spoolers, sixteen twistors, and twelve winders.

There were only a handful of cotton yarn or textile mills located in North Carolina within or just west of the Blue Ridge Mountains, including Capitola Manufacturing Company Cotton Yarn Mill; Asheville Cotton Mills (not extant), founded in Asheville, Buncombe County, in 1888 and, in 1901, running 8,500 spindles and 420 looms; and Green River Manufacturing Company (not extant), in Tuxedo, Henderson County, ca. 1905.⁶⁰ Green River Manufacturing started out as a cotton yarn mill, later converting to textiles, and Asheville Cotton Mills produced textiles. In the 1930s, when Capitola Manufacturing Company Cotton Yarn Mill had temporarily stopped operations, Transylvania Cotton Mill (only one building of the complex was extant by 2009 and was being used for mini storage), built in 1906 and later known as Pisgah Cotton Mill, in Brevard, Transylvania County, was in operation, producing fine yarns, and running 6,112 spindles. Green River Manufacturing Company, then operating as Green River Mills, Inc., had capital of \$350,000 and was running 8,200 spindles and producing textiles. That same year, Asheville Cotton Mills had capital of \$250,000 and was running 11,488 spindles and 360 looms, since it also produced finished goods.⁶¹ None of the other three mills appear to have run as many spindles and, therefore, did not produce as much cotton thread as Capitola Manufacturing Company Cotton Yarn Mill did during its peak production time of ca. 1905 to 1930, its period of significance. Capitola

⁵⁵ Ibid, pp. 137-138.

⁵⁶ “Marshall Undergoing Progressive Industrial Changes”. *The News Record*, January 25, 1929.

⁵⁷ Ibid.

⁵⁸ Dawley, Thomas Robinson Jr. The Child That Toileth Not. New York, New York: Gracia Publishing Company Publishers, 1912, p. 150.

⁵⁹ The North Carolina Yearbook, 1911.

⁶⁰ Ibid, 1901, 1905, 1911.

⁶¹ Ibid, 1937; Transylvania County 150th website, http://www.tc150.com/1861-1911_tc, accessed April 19, 2012.

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Manufacturing Company Cotton Yarn Mill is the only surviving intact mill of this group.⁶² Capitola Manufacturing Company Cotton Yarn Mill was unusual in the western part of the state, since the cotton yarn and textile industry was based primarily in the Piedmont, where, by 1922, there were 377 mills statewide, and by 1927, there were 404 mills statewide.⁶³ Marshall's environment of water power and a railroad in close proximity to the mill undoubtedly led to its success. Railroad transportation so close to its facilities enabled it to receive the cotton to produce yarn that could then be shipped to textile production facilities in other parts of the state.

⁶²Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. A Guide to the Historic Architecture of Western North Carolina, Chapel Hill, North Carolina: The University of North Carolina Press, 1999, p. 323.

⁶³The North Carolina Yearbook, 1922, 1927.

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Boundary Description

The boundary for this nomination is indicated by a heavy line on the accompanying tax/sketch map, at a scale of 1" = 92'.

Boundary Justification

The boundary includes a 2.31 acre portion of the acreage historically associated with the Capitola Manufacturing Company Cotton Yarn Mill building.

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Capitola Manufacturing Company Cotton Yarn Mill Photographs

The following information applies to all photographs, except where noted.

Name of property: Capitola Manufacturing Company Cotton Yarn Mill
 Marshall
 Madison County
 North Carolina
Photographer: Sybil H. Argintar
Date of photos: November and December 2011, as noted

1. view southeast across French Broad River, December 2011
2. east elevation, view southwest, December 2011
3. east elevation, original arched doorway, December 2011
4. south elevation, view northwest, December 2011
5. boiler house, view west, December 2011
6. water tank on hillside, December 2011
7. first floor, view west, November 2011
8. first floor, picker room, view north, November 2011
9. second floor, view southwest, November 2011
10. third floor, view northwest, November 2011